

CASCADE COUNTY PLANNING BOARD

PLANNING STAFF: Report and Recommendations

REGARDING: Planning Board Public Meeting Scheduled for March 20, 2018

SUBJECT: The Plat of the Davy's Minor Subdivision located in Section 28, Township 21 N, Range 2 E, P.M.M. Cascade County, Montana.

PRESENTED BY: Sandor Hopkins, Planner

GENERAL INFORMATION

Applicants/Owners of Record: Todd & Nadine Davy

Property Location: This proposed subdivision is located in the N1/2 SE 1/4 and SW 1/4 NE 1/4 of Section 28, Township 21 North, Range 2 East, P.M.M., Cascade County, Montana. See attached vicinity map & survey document.

Existing Zoning: Commercial (C)

Requested Action: Subdivision Review

Purpose: To create two (2) commercial lots,

Existing Land Use: Vacant novelty shop and construction shop

Surrounding Land Uses: Vacant land to the South, Light Industrial uses to the North

SPECIAL INFORMATION

1. The Planning Board is in receipt of an application from Todd & Nadine Davy to approve a first time minor preliminary plat. The proposed subdivision is located in the N1/2 SE 1/4 and SW 1/4 NE 1/4 of Section 28, Township 21 North, Range 2 East, P.M.M., Cascade County, Montana. This property is located off the Vaughn South Frontage Road
2. Attached is a copy of the preliminary plat, which will subdivide the 10.293 acre parcel into one (1) tract of 3.967 acres, and one (1) tract of 6.326 acres.
3. Access to the proposed subdivision will be via Vaughn South Frontage Road, no modification to the existing approaches are proposed. The frontage road is a paved road maintained by Montana Department of Transportation.

4. For the purposes of the county subdivision, based on trip generation factors available from the Institute of Transportation Engineers, each of the two commercial parcels will generate approximately 3.2 trips per day per employee on the access roads to the proposed subdivision.
5. Lots 1 and 2 of the proposed subdivision have existing development and the developer will verify compliance with DEQ regulations for Water and Wastewater systems.
6. The applicant has obtained a letter from the State Historic Preservation Office locating nearby cultural resource sites and declining a recommendation of a cultural resource inventory on the proposed site of subdivision.
7. According to the US Department of Agriculture Custom Soil Resource Report the land is not considered prime farmland of statewide importance.
8. The parkland requirement is waived pursuant to M.C.A. 76-3-621(3)(e) (2017).
9. The proposed subdivision will receive law enforcement services from the Cascade County Sheriff's Department and fire protection services from the Vaughn/Manchester Volunteer Fire Department.
10. A public hearing on a minor plat is not required for first time minor subdivisions pursuant to M.C.A. 76-3-609 (2) (e) (2017).
11. An environmental assessment is not required pursuant to M.C.A. 76-3-609 (2)(d)(i) (2017).
12. There are no delinquent taxes on this property.

CONCLUSION

This proposed subdivision meets the requirements of the Cascade County Subdivision Regulations, as well as Montana's Subdivision and Surveying Laws and Regulations, and is in general compliance with the Cascade County Growth Policy.

RECOMMENDATIONS

The following recommendations are provided for the Board's consideration:

1. recommend to the County Commission that the Plat of Davy's Minor Subdivision be denied; or
2. recommend to the County Commission that the Plat of Davy's Minor Subdivision be approved, subject to the following conditions:
 1. having the developer's surveyor correct any errors or omissions on the preliminary plat;

2. causing to be prepared certificates of title of the land in the subdivision to be recorded in conjunction with the final plat;
3. submitting with the plat a certificate of a title abstracter showing the names of the owners of record of the land and the names of lien holders or claimants of record against the land (MCA 76-3-612) (2017);
4. pursuant to 7-22-2152 M.C.A. (2017), submitting a written plan to the Cascade County Weed Board specifying the methods for weed management procedures with regards to this development;
5. causing to be recorded on the plat a statement concerning limited public services;
6. causing to be recorded an Agricultural Notification Statement.
7. obtain approval for the proposed water and sewage disposal systems from state and/or local health departments;
8. causing to be recorded in conjunction with the final plat, an agreement requiring property owners of each subdivision tract to take part in any Rural Special Improvement District (RSID) for the reconstruction, improvement or perpetual maintenance of any road that can be used to access these lots as determined by Cascade County, provided that all other property owners served by said road share equitably in such an RSID;

Attachments: -Findings of Fact
-Reduced Subdivision Application

cc: Mark Leo, Big Sky Civil & Environmental, Inc.